ISS Welcome Webinar: Finding Off-Campus Accommodation

Session Etiquette

• Please keep your microphone off/muted

• Please note that questions asked during the presentation will not be answered. Once the Q&A portion begins, we will start answering questions then.

• If your question is not answered at the end of the webinar, first review the ISS website for resources (ucalgary.ca/iss), then email iss@ucalgary.ca.

• This session will be recorded. The recording and slides will be posted within 2 business days:

  ucalgary.ca/student-services/iss/advising/iss-webinars-workshops
Welcome Webinar:
Finding Off-Campus Accommodation

**Kirsty Gruber**
Advisor, International Student Transition Support

**Mohak Maniar**
Program Assistant, International Student Transition Support
UCalgary International Student Services
July 20, 2021
Territorial Acknowledgement

We acknowledge the traditional territories of the people of the Treaty 7 region in Southern Alberta, which includes the Blackfoot Confederacy comprising the Siksika, Piikani, and Kainai First Nations, the Tsuut’ina First Nation, and the Stoney Nakoda including the Chiniki, Bearspaw, and Wesley First Nations. The City of Calgary is also home to Métis Nation of Alberta, Region III.

The University of Calgary is situated on land adjacent to where the Bow River meets the Elbow River, and the traditional Blackfoot name of this place is “Moh’kins’tsis”, which we now call the City of Calgary.

Image: The Cultural Model for the University of Calgary’s Indigenous Strategy, ii’ taa’poh’to’p
Kirsty Gruber
Advisor, International Student Transition Support
International Student Services

• Advising to assist with getting settled in Calgary
  - Kirsty.gruber@ucalgary.ca
  - iss@ucalgary.ca

• Coordinate International Student Mentorship Program

• Coordinate New International Student Orientation
International Student Services

International Student Services (ISS) provides advice and programs to support all international students adjusting to studies at the University of Calgary and to life in Canada.

ucalgary.ca/student-services/iss

Canadian Immigration Advising & Workshops

Transitional Advising & Workshops

Web Resources

New International Student Orientation

International Student Mentorship Program

USpeak Global Program

Global Families Program

Social Events

International Student Services: currently providing remote advising only
Session Agenda

Accommodation for Quarantine

Avoiding rental scams

Accommodation
- Searching for accommodation
- How to choose an accommodation
- Expected expenses
- Tenant’s Insurance
- Rental agreement
- Renter rights and responsibilities

Example search

Questions
1. Before you Travel
2. Arriving in Canada
3. After Arriving
   a. While in Quarantine
   b. After Quarantine

Government of Canada Checklists:

Changes & Updates:
https://ucalgary.ca/student-services/iss/covid-19-faqs
Upcoming Changes: August 9, 2021

Announced Monday, July 19, 2021:

• As of August 9, 2021, new measures will be put in place for travellers to Canada, including international students. These changes include:

• 3-night Hotel Stop Over:
  • Eliminating the 3-night government-authorized hotel stay requirement for all air travellers arriving after 12:01 a.m. EDT on August 9, 2021.
  • Until that time, travellers flying to Canada who are not fully vaccinated must complete their 3-night hotel stay while they wait for their on-arrival test results.

• Testing:
  • Implementing a surveillance randomized testing regime for fully vaccinated travellers who qualify for entry to Canada at select airports and land border crossings across Canada.
  • Unvaccinated travellers will continue to be subject to mandatory on-arrival and day 8 testing.
  • Allowing individuals who have recovered from COVID-19, but who continue to test positive, to present a positive COVID-19 molecular test result on a specimen taken 14 to 180 days prior to arrival in Canada as part of the pre-entry test requirements.

How to Quarantine

• All travelers must have a 14-day quarantine plan
  • Even if you meet criteria for fully-vaccinated exemption, you still need a plan in case you are deemed ineligible at any point during travel

• You are responsible for the cost
  • In September, explore: GSA support bursary, tuition differential bursary, peer assistance bursary

• https://travel.gc.ca/travel-covid/travel-restrictions/isolation

• https://travel.gc.ca/travel-covid/travel-restrictions/isolation#how-to-quarantine

• Mandatory Quarantine Sheet (multiple languages)
  • albertahealthservices.ca/topics/Page17239.aspx
How to Quarantine: Your Plan

- Not eligible for fully-vaccinated exemption (arriving in Canada BEFORE 12:01 a.m. EDT on August 9, 2021):
  - 3-night hotel stopover + quarantine accommodation for remainder of 14 days

- Not eligible for fully-vaccinated exemption (arriving in Canada AFTER 12:01 a.m. EDT on August 9, 2021):
  - quarantine accommodation for 14 days

- Eligible for fully-vaccinated exemption (*just in case*):
  - 14-day quarantine accommodation plan

- Eligible for unaccompanied minor exemption:
  - 14-day quarantine accommodation plan

https://travel.gc.ca/travel-covid/travel-restrictions/isolation#how-to-quarantine

- University of Calgary **discounted hotel rates** (for quarantine):
  - https://ucalgary.ca/student-services/iss/resources/housing
Quarantine Plans: Students Living in Residence for Fall 2021

• Residence Services FAQ: https://www.ucalgary.ca/ancillary/residence/fall-2021-faqs

• Residents that are exempt from quarantine (by the Government) are **still required to apply for quarantine with residence**. Residents that do not need to quarantine will be able to move into residence and will not be charge for their early arrival.

• Residence Services: campusservicecentre@ucalgary.ca
Consider Your Needs while in Quarantine

- How will you **pay for expenses**? *International credit card/prepaid Visa*
- How will you order/receive **groceries or meals**? *apps*
- Will you have access to **prescription medication** for pre-existing conditions?
- Do you need to order a **SIM card or cell phone**?
- What **technology** do you need to bring with you to access wifi/internet *(needed to update ArriveCAN & UCalgary)*
  - *Cell phone, laptop, adaptor for North American electrical outlets (if needed)*
- [https://ucalgary.ca/student-services/iss/resources/self-isolation-supports-international-students](https://ucalgary.ca/student-services/iss/resources/self-isolation-supports-international-students)
More questions about planning for your arrival and government updates?

1. Review FAQ page: https://ucalgary.ca/student-services/iss/covid-19-faqs
   1. Residence Services: campusservicecentre@ucalgary.ca

2. Attend webinar on August 5, 2021: “How to Prepare for Your Arrival”: https://events.ucalgary.ca/international-student-services/#!view/event/event_id/358859
Longer-term Off-Campus Accommodation
Mohak Maniar, Program Assistant, International Student Transition Support

International Student Services

- Coordinate International Student transition support webinars
- Support Orientation events for international students
- Coordinate International Student Stories podcast series

- mohakhemantbhai.mani@ucalgary.ca
- iss@ucalgary.ca
- iss@ucalgary.ca
Settlement Tasks

Finding long-term housing:

• While in quarantine, **start your online search** for a long-term off-campus accommodation (if needed).

• You can use this time to research what’s available and possibly **schedule viewings** for once you are done quarantining.

• **Do not rent accommodation without first viewing it and talking to the landlord/other roommates.**

• [https://ucalgary.ca/student-services/iss/resources/housing](https://ucalgary.ca/student-services/iss/resources/housing)
Avoiding Rental Scams

• View spaces in-person, meet landlord and roommates

• Keep your personal information and documents safe
  • Only share SIN when required
  • Credit or banking information
  • Use caution before clicking links in texts or emails

• Protect Yourself
  • Don’t answer calls from numbers you don’t recognize
  • Hang up—block phone numbers
  • Do adequate research on a potential rental property or job opportunity

If you are uncertain, please speak to ISS before taking any action or sharing any information
What tools do you use to find housing?

• Online websites/ Apps – the following websites have rental listing:
  RentFaster.ca
  RentSeeker.ca
  RentSpot
  UCalgary Student Union Off-campus Housing list: www.places4students.com

• Other resources – Facebook Marketplace & WhatsApp groups. But use your caution!
What should I consider when choosing a neighbourhood or rental accommodation?

- Budget (& are utilities included or arranged by you)
- Proximity to university and/or work
- Access to transportation facilities and essential services (grocery, hospital)
- Facilities available – Laundry, gym
- Parking
- Proximity to neighborhood schools (if you have minor children)

What is an average cost? What are some expenses to plan for?

<table>
<thead>
<tr>
<th>Apartment type</th>
<th>Average rent</th>
<th>Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment (1 bedroom) in City Centre</td>
<td>1,206.10 C$</td>
<td>1,000.00-1,500.00</td>
</tr>
<tr>
<td>Apartment (1 bedroom) Outside of Centre</td>
<td>982.27 C$</td>
<td>800.00-1,200.00</td>
</tr>
<tr>
<td>Apartment (3 bedrooms) in City Centre</td>
<td>2,047.16 C$</td>
<td>1,700.00-2,600.00</td>
</tr>
<tr>
<td>Apartment (3 bedrooms) Outside of Centre</td>
<td>1,585.96 C$</td>
<td>1,350.00-2,000.00</td>
</tr>
</tbody>
</table>

Source: [https://www.numbeo.com/cost-of-living/in/Calgary](https://www.numbeo.com/cost-of-living/in/Calgary) as of Dec 2020

- UCalgary cost calculators:
  - Undergraduate Cost Calculator: [https://www.ucalgary.ca/registrar/cost-estimator](https://www.ucalgary.ca/registrar/cost-estimator)
  - Graduate Student’s Cost Calculator: [https://gsa.ucalgary.ca/costoflivingcalculator/](https://gsa.ucalgary.ca/costoflivingcalculator/)
What are some expenses to plan for? Tenant/Contents/Renters Insurance

• A landlord can require proof of insurance on a lease. It is up to the tenant to agree to that term. Tenants can try to negotiate this term with the landlord.

• A basic Tenant Insurance policy usually includes:
  • liability coverage (this helps tenants with situations where they may be at fault for damage to a third party, another suite, or the building)
  • contents insurance (helps cover the replacement cost of the tenant’s goods and personal items destroyed by fire or water damage)

The landlord’s insurance does not cover a tenant’s items. So, tenants without insurance will not receive any compensation for destroyed items.
What are some expenses to plan for?

Tenant/Contents/Renters Insurance

- Many tenants have insurance even when it is not required under the lease, in case of an emergency.
- Average Price: ~15-40 CAD, but really depends on several factors (value of your belongings, location/value of the rental property, what’s included, etc.)
  - Recommend talking to a few providers. If you open a Canadian bank account, ask if they provide insurance or bundle with your auto insurance. Always mention you are a student for possible discounts.
What is a lease?
What are things to look for?

"A lease is a **contract** between a **landlord** and a **tenant** (or tenants) that sets out the rules both parties will follow. Leases are also known as residential **tenancy** agreements or rental contracts." -

https://www.landlordandtenant.org/

Types of leases: Periodic and fixed term

- Essential details – Check Address, rental amount and due date, rental term, notice period
- Renewal policy
- Utilities and facilities
- Security deposit
- Responsibilities such as snow removal
- Sublet policy
What questions should I ask before renting?

- Any major repairs done in the past year or anticipated in the upcoming year?
- Who will be responsible for repairs?
- Whether minor repairs be done before you move in?
- Is laundry service available?
- Internet services available or is there a provision to get connection?
- Had there been any recent break-ins?
- Are pets allowed?
- Can I sublet my apartment?

What’s the difference between a shared accommodation and having a landlord?

The *Residential Tenancies Act* does not address the rights and responsibilities for tenants in shared accommodation.

A roommate agreement might include things like:

- how rent is to be split and paid to the landlord;
- how bills will be split;
- how the rental property will be shared;
- when notice to move out must be given to the other roommate(s);
- how the security deposit will be handled if one roommate leaves; and
- how chores will be split in the rental property.

Source: [https://www.landlordandtenant.org/roommates-and-subletting/](https://www.landlordandtenant.org/roommates-and-subletting/)
What supports are available to help understand about renter rights/responsibilities?

Some useful resources to get insight on rights and responsibilities:

• [https://www.landlordandtenant.org/](https://www.landlordandtenant.org/)


• Student Legal Assistance (UCalgary): [http://slacalgary.com/](http://slacalgary.com/)
Set Yourself up for Success!

Welcome Webinars
• **July 21:** Finances and planning for the year ahead
• **July 27:** Resources for students with families
• **Aug 5:** How to Prepare for Your Arrival in Calgary during the Covid-19 Pandemic
• **Repeat in August**
  • [https://ucalgary.ca/student-services/iss/advising/iss-webinars-workshops](https://ucalgary.ca/student-services/iss/advising/iss-webinars-workshops)

Programs & Events
• Sign up for an International Student Mentor!
• **Graduate International Student Orientation:** Sept. 1, 9-10 a.m. MDT
• **Undergraduate & International Exchange Student Orientation:** Sept. 1, 10:30-11:30 a.m. MDT
• Student panels, social events, and extended orientation workshops throughout September!

Additional webinars through SSC, Wellness Services, and Career Services!

[events.ucalgary.ca/international-student-services/](http://events.ucalgary.ca/international-student-services/)
[ucalgary.ca/student-services/iss/resources/international-student-orientation](http://ucalgary.ca/student-services/iss/resources/international-student-orientation)
Online videos, information, & resources:

www.ucalgary.ca/student-services/iss/resources/online-orientation

Welcome
Immigration & travel
Stay healthy & safe

Navigate a new classroom culture
Get settled in Calgary
Resources to start with!
Example Searches
Example Scenarios

- **Scenario 1**: Brandon is a new international student, looking for an accommodation in Calgary with the following criteria:
  - Private room (in shared accommodation)
  - Near university main campus, close to transit stop
  - Budget: Up to $600 / month (including all utilities & WIFI)
Example Scenarios

**Scenario 2:** Navneet is an incoming international student, looking for an accommodation with the following criteria:

- Private room (Females only)
- Near university foothills campus and grocery stores
- Budget: Up to $600 / month (including all utilities & WIFI)
Scenario 3: Ahmed is looking to move to Calgary with his family (partner and child) and is looking for a 2-bedroom accommodation with following criteria:

- Neighborhood with a school nearby (for his child), if possible close to UCalgary campus.
- Close to grocery stores
- Budget: Up to $1,600 / month (including utilities)
- He doesn't want to look for a basement suite.
Connecting with ISS

- E-mail:
  - iss@ucalgary.ca
  - issimmigration@ucalgary.ca
- Website: www.ucalgary.ca/iss
- ISS COVID FAQ: [https://ucalgary.ca/student-services/iss/covid-19-faqs](https://ucalgary.ca/student-services/iss/covid-19-faqs)
- Newsletter: weekly updates www.ucalgary.ca/iss
- Social Media:
  - [https://www.facebook.com/UCalgaryISS/](https://www.facebook.com/UCalgaryISS/)
  - @ucalgaryiss (Instagram)
Questions?

Please type them in the chat box.